



**MINUTES OF
THE PLANNING AND ZONING COMMISSION
JANUARY 11, 2017**

I. Chairman Jeff LaBar called the meeting to order at 7:05 p.m. In attendance were Commission members, Nancy Feuerle, Jeffrey Foltz, and Megan Reiser. Also in attendance: Planning and Zoning Administrator, Christopher Jakubiak, and Secretary, Fran Addicott.

II. APPROVAL OF THE JANUARY 12, 2017 PLANNING AND ZONING AGENDA AS WRITTEN.

Chairman LaBar recommended the removal of item V. "A Presentation of the Sign Ordinance update," until next month, when the new members of the Planning Commission will be approved by the Town Council.

MOTION: Mrs. Reiser moved to remove item V. "A Presentation of the Sign Ordinance update." Mr. Foltz seconded, all in favor.

III. APPROVAL OF THE NOVEMBER 9, 2016 PLANNING AND ZONING MEETING MINUTES.

Mrs. Feuerle moved to amend the November 9, 2016 Planning and Zoning minutes to show that Item V. states that "the Staff will transmit the 2015 Annual Report with the amendments to the Maryland Department of Planning and the Town Council." Mr. Foltz seconded, all in favor.

IV. MR. ABNER'S PROPOSED CHANGES TO THE GAME ROOM ADDITION SITE, ALONG WITH A PROPOSAL TO FILL IN THE BASIN FOR PARKING.

Mr. Robert Abner along with his engineer Mr. John Hoffman, PE inquired with the Planning Commission about its openness to revisiting the 2014 approved site plan for the Game Room Addition. Specifically, Mr. Abner noted that he was reconsidering his previous plan to raze the building on the lot adjacent to the Game Room (known as Vic's) which was made necessary to make room for a parking lot and a waterside Critical Area buffer. These were conditions of his prior site plan approval for the Game Room Addition. (These commitments (and requirements of site plan approval) were memorialized in a Declaration of Covenants that runs with the land). The Town is a beneficiary Declaration of Covenants and retains the authority to enforce it. Mr. Abner indicated he would like to retain the Vic's building and attempt to meet his parking requirements (for the Game Room) elsewhere on property he owns. The Planning Commission expressed reservations about this proposal—noting that the parking problem is most acute nearest to the Game Room and locating parking farther away from the front door may not effectively address the parking shortages. The consensus of the Commission was that if or when Mr. Abner submits a formal revision to the site plan, it

would give it a fair hearing as provided for in the Zoning Ordinance. There was no action taken by the Planning Commission since the item was placed on the agenda at Mr. Abner's request for discussion purposes.

NO PUBLIC COMMENT

There being no further business, the meeting adjourned at 7:51 pm on a motion made by Mr. Foltz, seconded by Mrs. Reiser, all in favor.

Submitted by,

A handwritten signature in cursive script that reads "Fran Addicott".

Fran Addicott, Secretary